

FOR SALE

FOUR TRIPLEX PORTFOLIO
FULLY OCCUPIED



LAUDERHILL, FLORIDA

ASKING PRICE: \$4,150,000.00

COMPASS

EXECUTIVE SUMMARY

2770 NW 58TH TERRACE

5721 NW 28TH STREET

5711 NW 28TH STREET

5701 NW 28TH STREET

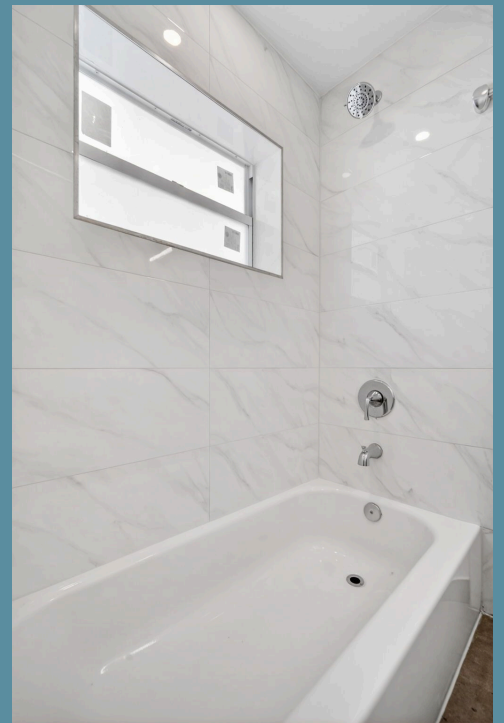
Mendel Fellig Group is pleased to exclusively present a four property triplex portfolio. The offering consists of 12 residential units, all configured as spacious 3 bedroom, 2 bathroom apartments measuring approximately 1,215 square feet. Each unit includes two dedicated parking spaces, providing a total of 24 parking spaces across the portfolio.

The properties have been recently renovated and are well maintained, supporting strong tenant demand and stable occupancy. Current average rents are approximately \$2,750 per month, with Section 8 approvals for 3 bedroom units in the area reaching up to \$3,157 per month, presenting additional upside potential.

Located on the border of Lauderhill and Sunrise, the portfolio sits just one mile west of the Florida Turnpike near the Oakland Park Boulevard corridor, offering convenient access to major transportation routes, retail, dining, and everyday amenities.







RENT ROLL

Unit	Rent/mo	Pro Forma/m	Pro Forma Annual
Unit 2770 - 2770	\$2,500	\$3,100	\$37,200
Unit 2770 - 2774	\$2,850	\$3,100	\$37,200
Unit 2770 - 2778	\$2,700	\$3,100	\$37,200
Unit 5701 - 5701	\$2,650	\$3,100	\$37,200
Unit 5701 - 5705	\$2,850	\$3,100	\$37,200
Unit 5701 - 5709	\$2,850	\$3,100	\$37,200
Unit 5711 - 5711	\$2,600	\$3,100	\$37,200
Unit 5711 - 5715	\$2,850	\$3,100	\$37,200
Unit 5711 - 5719	\$2,600	\$3,100	\$37,200
Unit 5721 - 5721	\$2,850	\$3,100	\$37,200
Unit 5721 - 5725	\$2,700	\$3,100	\$37,200
Unit 5721 - 5729	\$2,780	\$3,100	\$37,200
Total	\$32,780	\$37,200	\$446,400

EXPENSES

Expenses	Monthly	Yearly
Property Tax	\$5182.23	\$62,186.77
Insurance	\$1,333.33	\$16,000
Pressure Wash	\$600	\$7,200
Landscaping	\$720	\$8,640
Utilities	\$480	\$5,760
Maintenance	\$1993.84	\$23,926.08
NOI	\$22,420.60	\$269,047.15



ABOUT MENDEL FELLIG GROUP

With seven accomplished agents, a dedicated Marketing Director, and a Director of Operations, Mendel Fellig Group brings over 35 years of combined real estate experience to every client relationship. Rooted in Miami and inspired by its energy, we empower our clients with cutting-edge marketing, data-driven insights, and unmatched exposure. Mendel Fellig Group's expertise spans retail, office, and net-lease transactions, along with valuation, marketing, and deal negotiation.



NATALIE ABALLI

Real Estate Advisor | M: 718.614.6446
natalie.aballi@compass.com



MENDEL FELLIG

Real Estate Advisor | M: 305.632.8803
mendel.fellig@compass.com

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OFFICE IN MIAMI-DADE

\$800M+

TOTAL LIFETIME SALES

500+

TRANSACTIONS SINCE 2020